

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13033 POND SPRINGS ROAD FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2017-0003, on file at the Planning and Zoning Department, as follows:

0.582 of an acre of land, more or less, out of and a portion of the Henry Rhodes Survey, Abstract Number 522, in Williamson County, Texas, and being all of that certain called 0.5818 of an acre tract of land conveyed by deed to Steven J. Sharp and wife, Patricia J. Sharp as recorded Document Number 9666181 of the Official Records of Williamson County, Texas, said tract of land also being known as 13033 Pond Springs Road in the city of Austin, Texas and being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 13033 Pond Springs Road in the City of Austin, Williamson County, Texas, generally identified in the map attached as Exhibit “B”.

**PASSED AND APPROVED**

§§§

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Jannette S. Goodall  
City Attorney City Clerk

## FIELD NOTES

BEING 0.582 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE HENRY RHODES SURVEY, ABSTRACT NUMBER 522, IN WILLIAMSON COUNTY TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 0.5818 OF AN ACRE TRACT OF LAND CONVEYED BY DEED TO STEVEN J. SHARP AND WIFE, PATRICIA J. SHARP AS RECORDED DOCUMENT NUMBER 9666181 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND ALSO BEING KNOWN AS 13033 POND SPRINGS ROAD IN THE CITY OF AUSTIN, TEXAS.

BEGINNING at a found drill hole in a concrete gutter on the northerly side of Hunters Chase Drive for the southeast corner of said 0.581 of an acre tract of land and this tract of land, same being the southwest corner of that certain called 10.383999 acre tract of land conveyed by deed to Westdale Hunters Chase Tx. LP as recorded in Document Number 2007008737 of the Official Public Records of Williamson County, Texas;

THENCE S 68° 53' 01" W, along said right-of-way line, a distance of 11.24 feet to a cotton spindle set in asphalt for the southwest corner of said 0.5818 acre tract of land and this tract of land, said point being at the point of intersection with the curving east right-of-way line of Pond Springs Road;

THENCE along said curving right-of-way line (ROW varies), same being the west line of this tract of land, having the following elements a central angle of 17° 38' 43", a radius of 1196.30 feet and an arc length of 368.42 feet, the chord of which bears N 37° 45' 33" a distance of 366.97 feet to a 1/2" iron rod found for the northwest corner of said 0.5818 of an acre tract of land and this tract of land, same being the southwest corner of that certain called 1.069 acre tract of land conveyed by deed to YNE Investment LLC as recorded in Document Number 2015011613 of the Official Public Records of Williamson County, Texas;

THENCE N 44° 28' 42" E, along the common dividing line between said 0.5818 of an acre tract of land and said 1.069 acre tract of land, same being the north line of this tract of land, a distance of 145.71 feet to a 1/2" iron rod found for the northeast corner of said 0.5818 of an acre tract of land and this tract of land, same being the southeast corner of said 1.069 acre tract of land, and being on the west line of said 10.383999 acre tract of land;

THENCE S 18° 50' 36" E (Basis of Bearings), along the common dividing line between said 0.5818 of an acre tract of land and said 10.383999 acre tract of land, same being the east line of this tract of land, a distance of 412.13 feet to THE POINT OF BEGINNING and containing 0.582 of an acre of land, more or less.

This metes and bounds description is to accompany a survey map of same date.

Roger L. Way  
ROGER L. WAY  
R.P.L.S. No. 3910  
JOB No. 10R34516



11/7/16  
Date



ALL POINTS SURVEYING  
1714 Fortview Road, Suite 200, Austin, TX 78704  
Telephone: (512) 440-0071 Fax: (512) 440-0199

EXHIBIT A

**SCALE: 1"=30'**

WESTDALE HUNTERS CHASE TX LP  
10.363990 ACRES  
DOC. 2007008737

HUNTERS CHASE DRIVE

3 68-3333'V 11247  
3 68-3331'V 1124'

CA 7210 J. 96-05-01 5)  
Steve Denny - 1

2-STORY BUILDING  
AREA - 3,887 SQ. FT.  
HEIGHT - 24.3'

YNE INVESTMENTS L  
10.00 ACRES  
DOC. 2016011813

STEVEN AND PATRICIA SHARP  
CALLED 0.581 ACRES  
DOC. 9086181

3033 POND SPRINGS ROAD

5' VASTEWATER ESMT  
PER DOC 201015771

## FLOOD CERTIFICATION

ACCORDING TO THE FEMA/FIRM MAP NO. 484610002E, DATED SEPTEMBER 28, 2008, THE SUBJECT PROPERTY DOES NOT ENOUGH INTO FLOODPLAIN AND LIES WITHIN ZONE "X".

## SURVEYOR'S CERTIFICATION

**THE NUMBER OF**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 20th Arkansas Standard Detail Requirements for ALTA/ACSP Land Surveys, jointly established and adopted by ALTA and ACSP, and Sections 1, 2, 3, 4, 6, 7a, 8, 9, 10a, 10b, 11, 12, 13, 14, 17, 18, and 19 of Table A thereof. The survey was completed on November 4, 2012.

## ITEMS CORRESPONDING TO SCHEDULE B.

104. 15' WASTEWATER CASING FOR DOCUMENT  
201015771. REAL PROPERTY RECORDS OF WILLAMSON  
COUNTY, TEXAS DOES NOT, AS SHOWN.

### LEGAL DESCRIPTION

BEING 0.518 OF AN ACRE OF LAND OUT OF THE MERRY BROOKS SURVEY, ABSTRACT NO. 822, WILLAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CALLED CLEN OF AN ACRE DESCRIBED IN A DEED TO L. DOUGLAS GYONG AND PATRICIA GYONG CDA ONE INTERESTERES RECORDED IN VOLUME 2164, PAGE 407, OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS.

### CURVE TABLE


C = N 37°45'33"W 386.97'  
A = 388.42' R = 1194.30'  
(C = N 37°45'17"W 388.96')  
(A = 388.44')



**ALL POINTS SURVEYING**  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX. 78704  
TEL.: (512) 440-0071 - FAX: (512) 440-0199  
FORD SURVEYING / 1987/1988

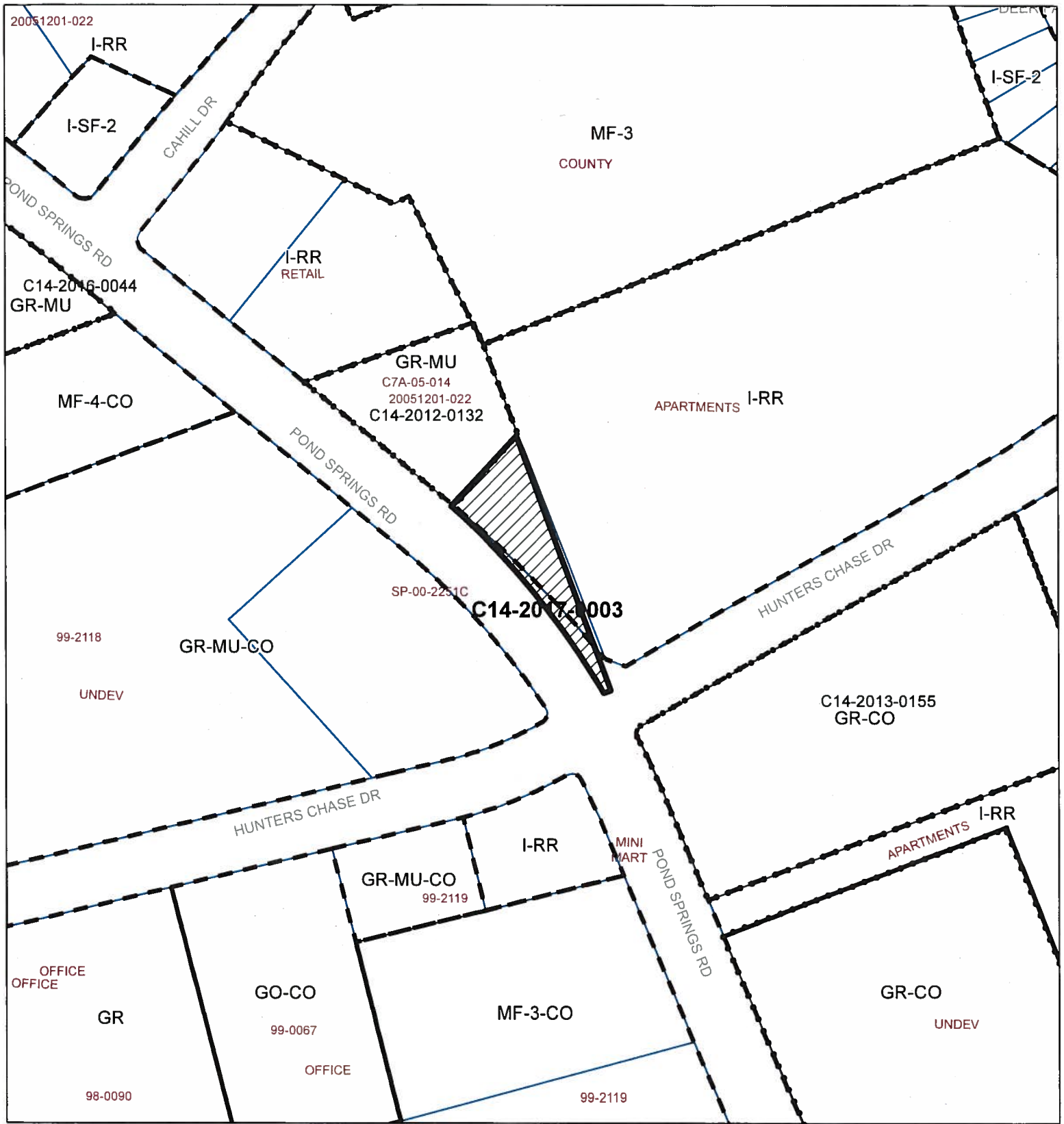
AUSTIN TX. 78704  
 TEL.: (512) 440-0071 - FAX: (512) 440-0198  
 FORD INVESTIGATION / 1010000

TELE. (512) 440-0071 - FAX: (512) 440-0199  
FORD INVESTIGATION, P. 10110000


 Roger T. W. J.

FILE NO.	BY	DATE
ENTERED	CL	11-1-18

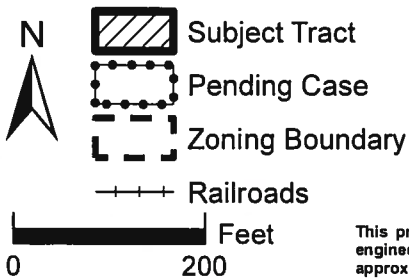
SLURRY DATE: 11-7-18  
 JOB NO. 10724310  
 SCALE: 1"=25'



## ZONING

Case#: C14-2017-0003

## EXHIBIT B



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017